



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/094

LOCATION OF AFFECTED AREA

22 WALKER CRESCENT, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (1 EXISTING, 1 NEW)












A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **03/06/2024** ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places

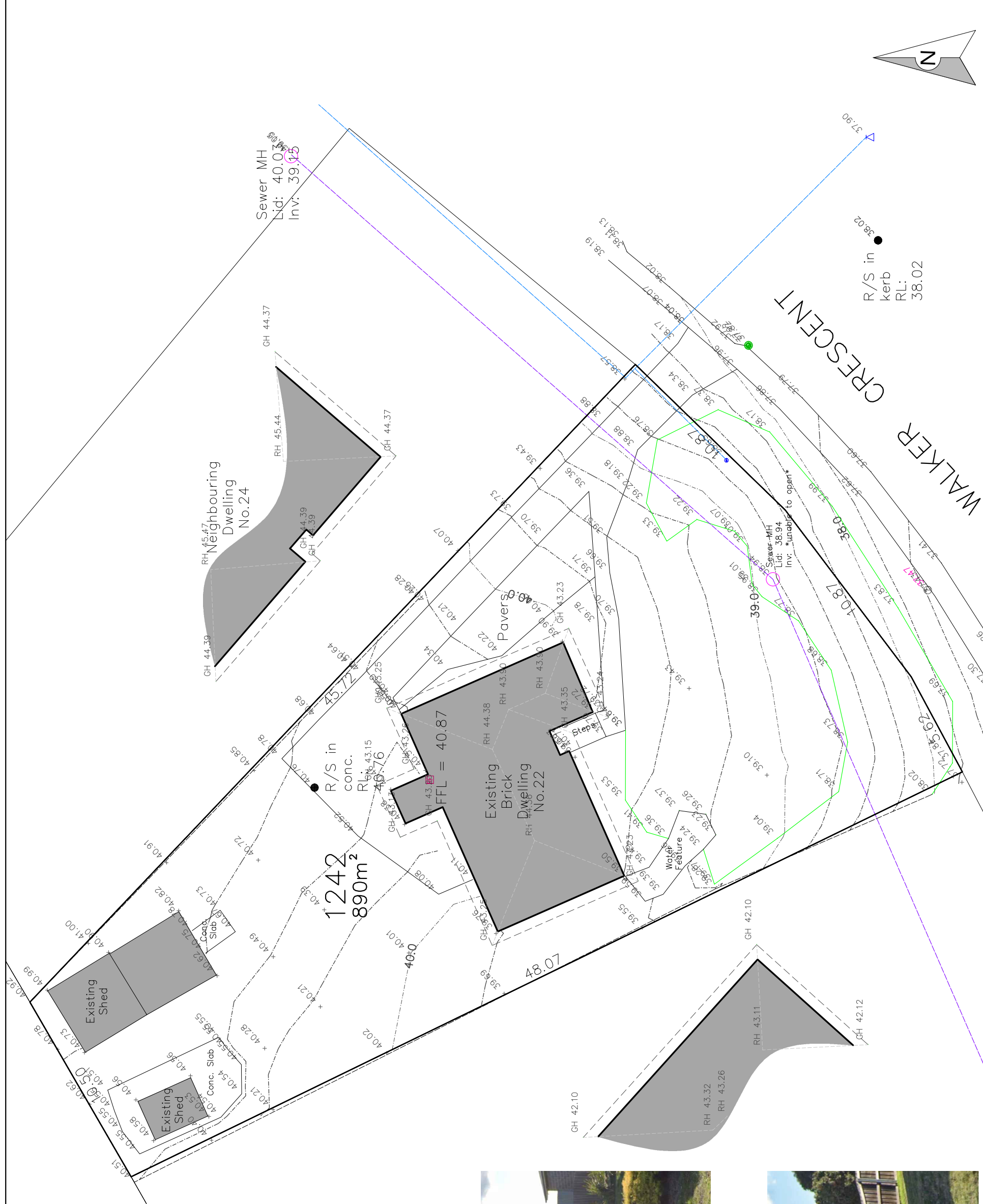
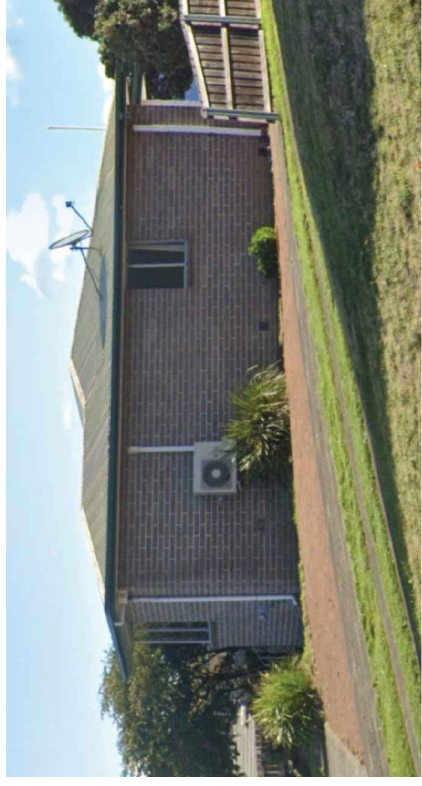
LEGEND

-  Water Meter
-  Stop Valve
-  Sewer Manhole
-  SW Outlet
-  Teistra/BNB Pit
-  Floor Level
-  Reference Mark
-  Property Boundary
-  Existing Fence
-  Water Main Per DBYD
-  Sewer Main Per DBYD

EXISTING DWELLING FRONT FACADE



EXISTING DWELLING SIDE FACADE



NO.	DATE	DETAILS
A	21.04.24	PLANNING APPLICATION
B	01.05.24	AMENDMENTS

AMENDMENTS	
CLIENT 1	SIGNATURE
CLIENT 2	SIGNATURE
BUILDER	SIGNATURE

SIGNATURE		DATE

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	22 Walker Crescent, Bridgewater












EXISTING SITE PLAN	
JOB NO.	000000
SCALE	1:200
DRAWN BY	xxx
DATE	21.04.2024
SHT. 01 OF 07	

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NOTE:

—○— PROPOSED FENCE

LEGEND

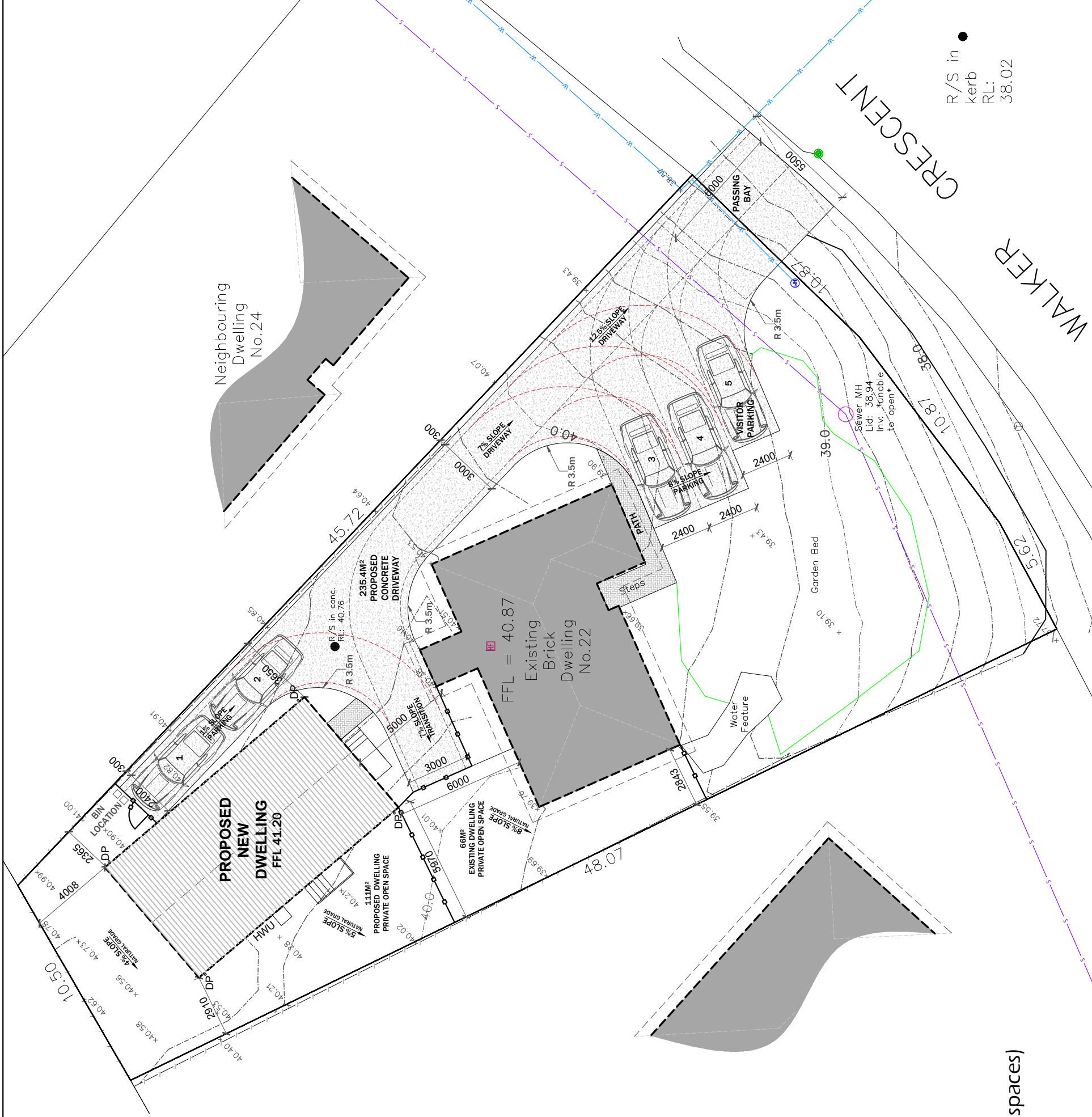
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-  Reference Mark
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-  Existing Fence
-  Water Main Per DBYD
-  Sewer Main Per DBYD

NOTE:

Car parking to comply with AS2890.1 & AS2890.6

AREAS:

- Total Site Area: 890m²
- Total Building Area: 182.85m²
- Building Coverage: 20.54%
- Total Open Space Area: 177m²
- Total Parking Areas: 64.8m² (5 total spaces)
- Total Parking & Driveway: 235.4m²



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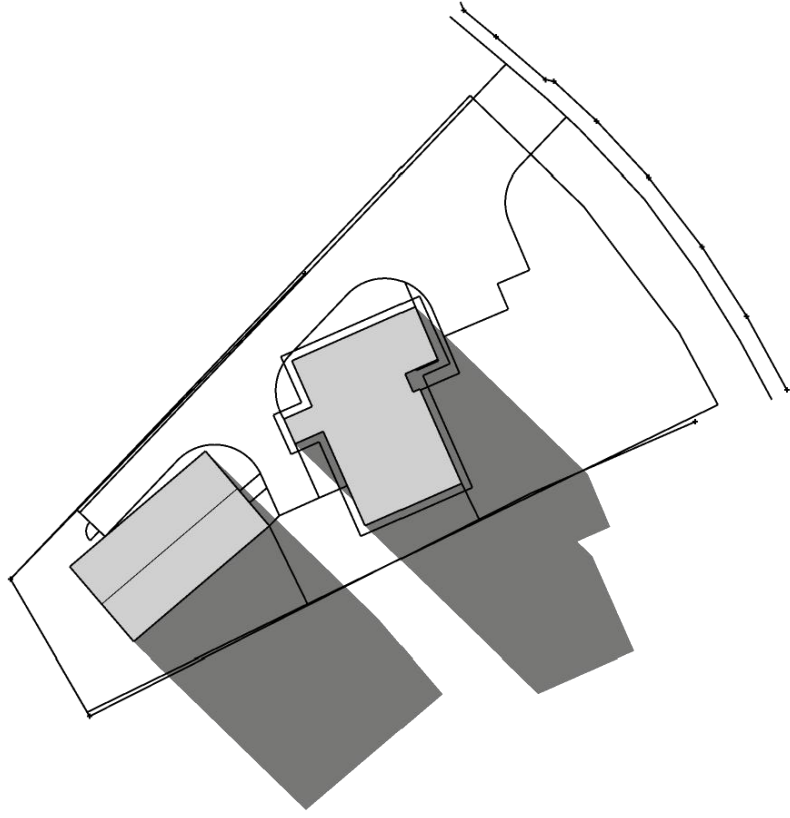
SIGNATURE	
CLIENT 1	DATE
CLIENT 2	
BUILDER	

HOUSE - MODULAR PODS	
CLIENT NAME	ADDRESS
Greg Rips	22 Walker Crescent, Bridgewater

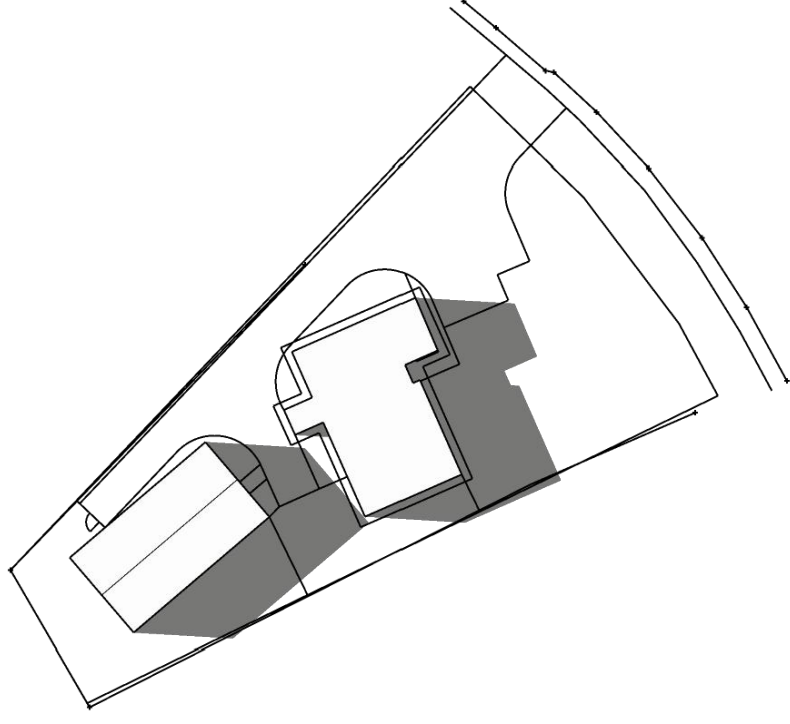
PROPOSED SITE PLAN	
JOB NO.	DATE
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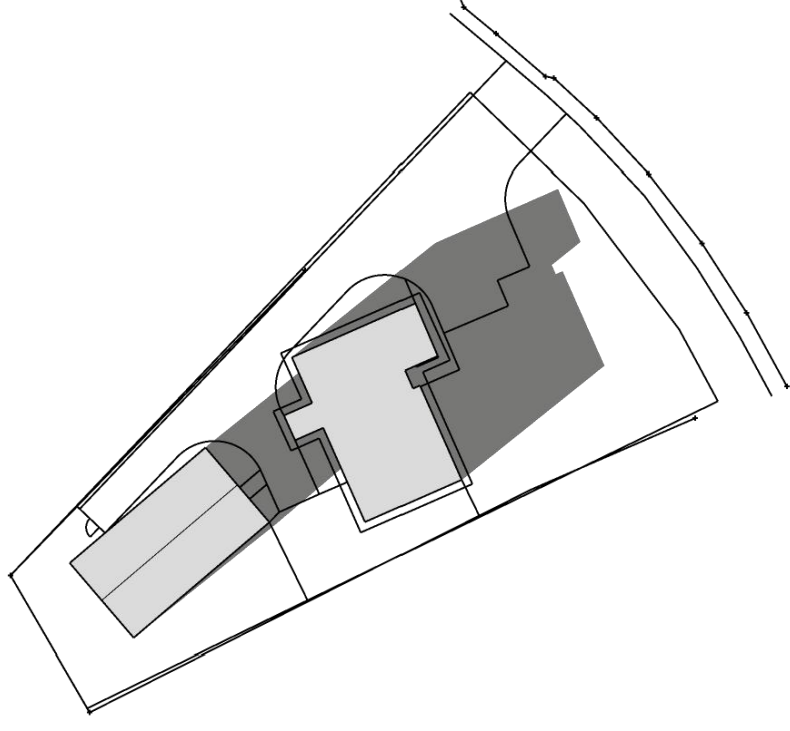
OVERSHADOWING CALCULATION BASED ON WINTER EQUINOX 21 JUNE



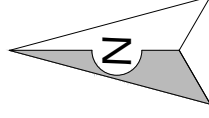
OVERSHADOWING 9AM



OVERSHADOWING 12PM



OVERSHADOWING 3PM



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BUILDER	
	SIGNS

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	22 Walker Crescent, Bridgewater
OVERSHADOWS	

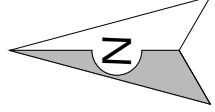
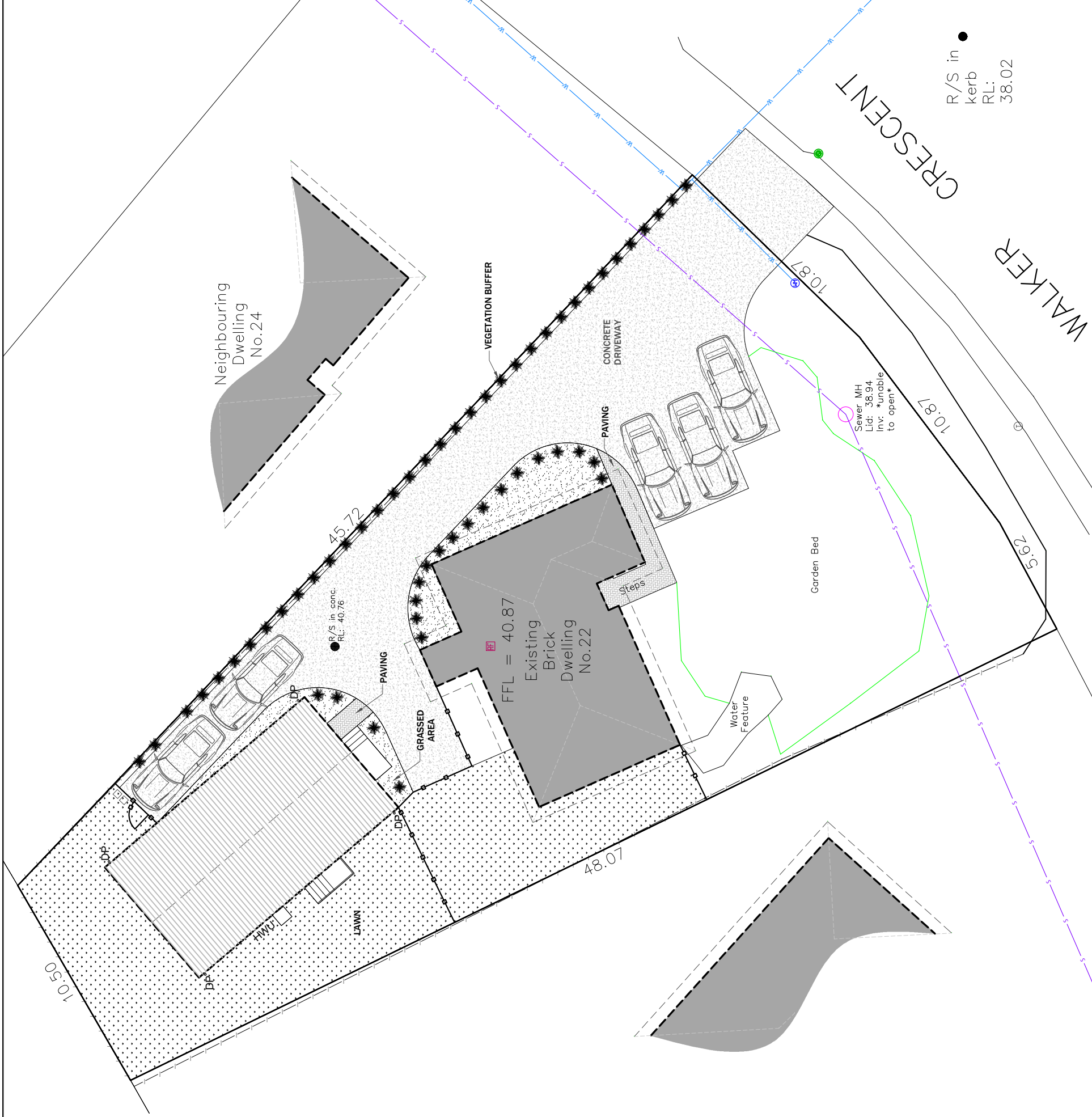
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DRAWN BY	xxx
DATE	21.04.2024
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NOTE:

—○— PROPOSED FENCE

LEGEND

- LAWN
- GRASS



JOB NO.	000000
SCALE	1:200
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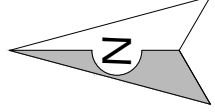
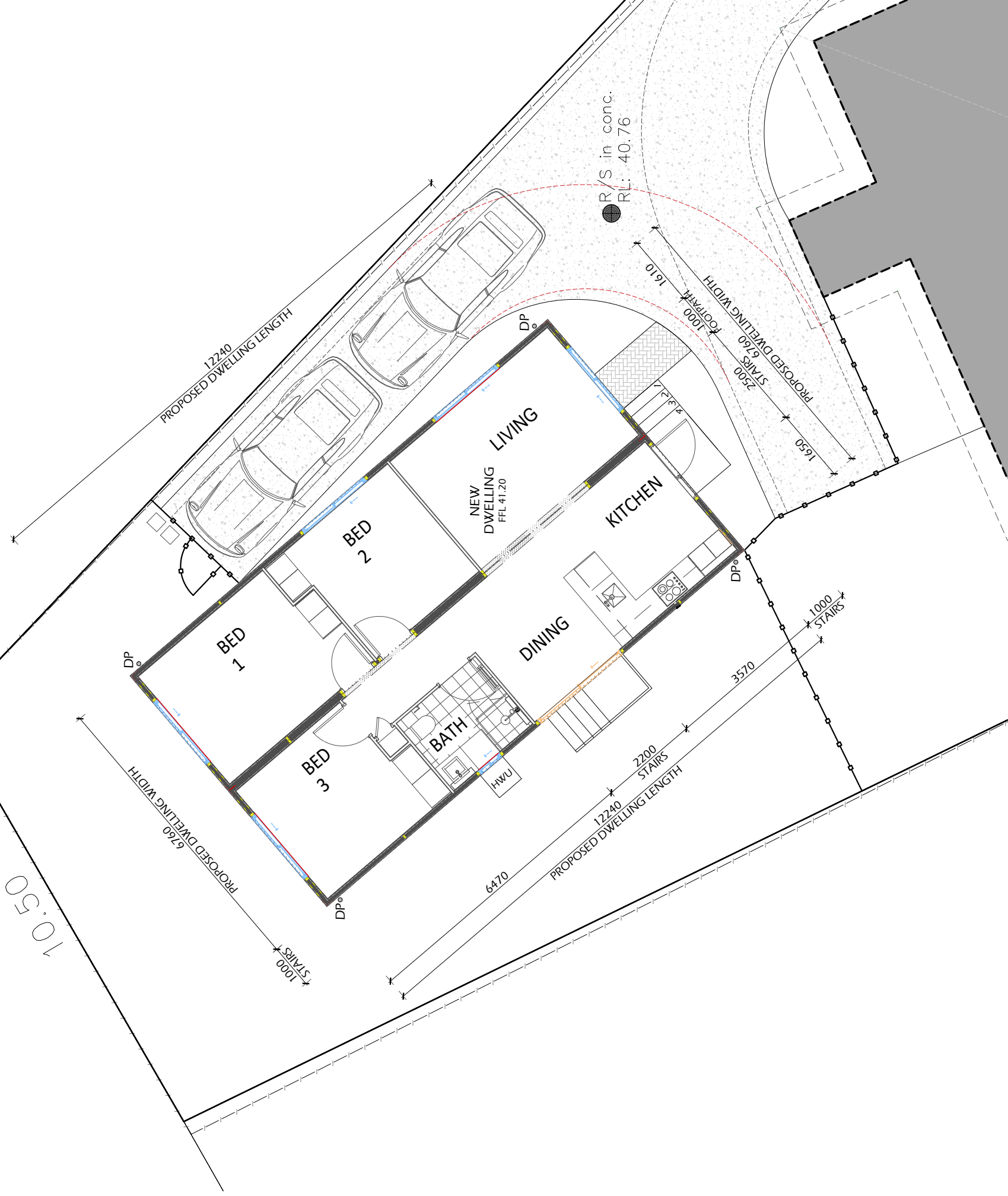
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SHT. 04 OF 07

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	22 Walker Crescent, Bridgewater
LANDSCAPE PLAN	

SIGNATURE	
CLIENT 1	DATE
CLIENT 2	
BUILDER	
SIGNS	

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HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
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PROPOSED GROUND PLAN	

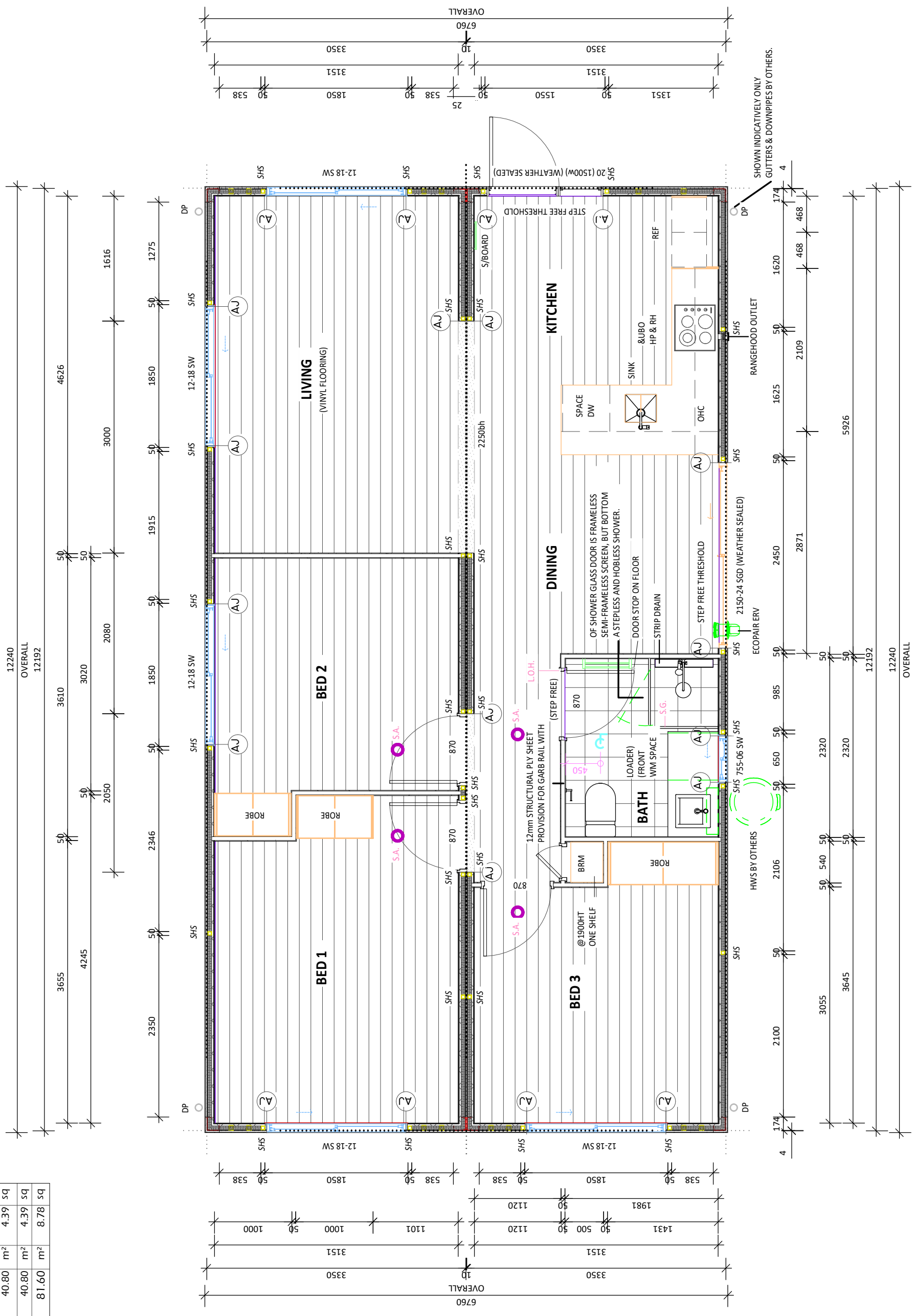
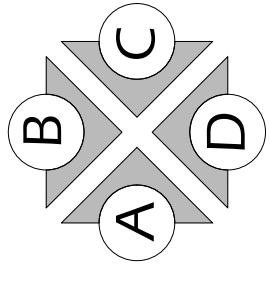
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CLIENT 2		
BUILDER		SIGNS
SIGNATURE		

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SHT. 05 OF 07

DWELLING AREA SCHEDULE			
POD 1:	40.80 m ²	4.39 sq	sq
POD 2:	40.80 m ²	4.39 sq	sq
TOTAL AREA:	81.60 m²	8.78 sq	sq



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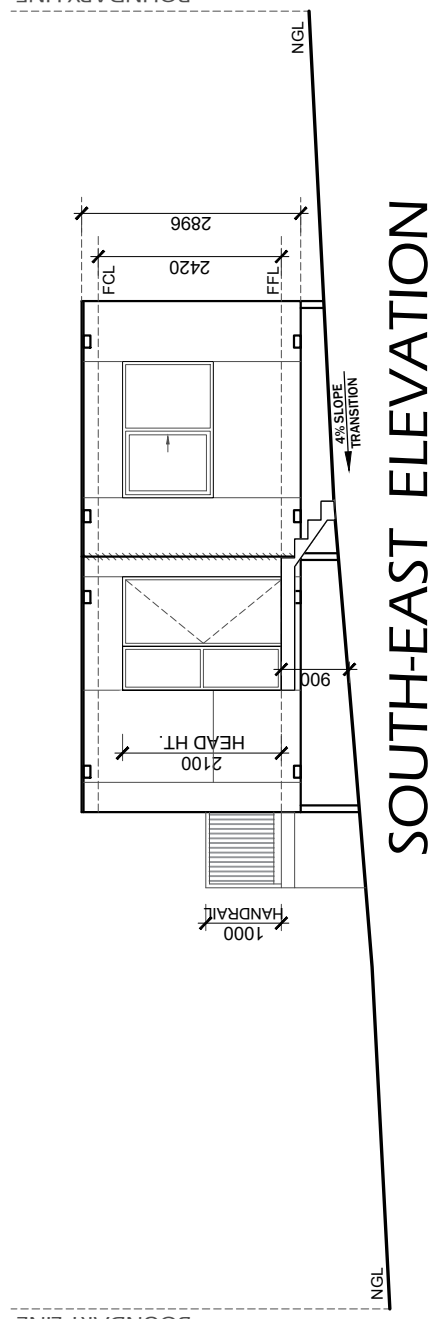
PODS FLOOR PLAN	
JOB NO.	000000
SCALE	1:50
DRAWN BY	xxx
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SHT. 06 OF 07

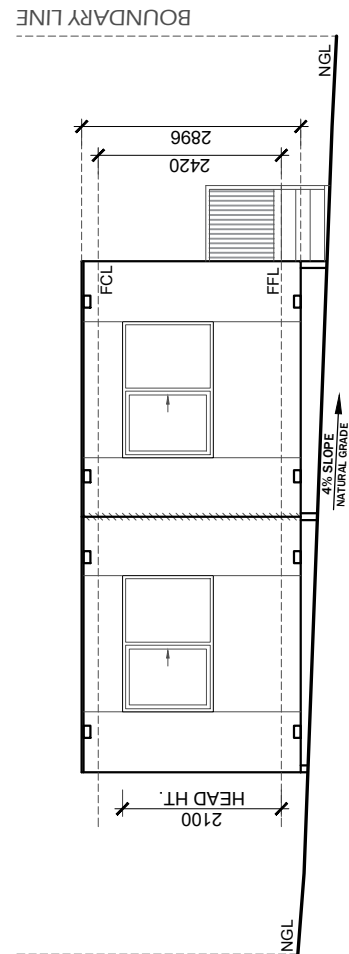
NOTE:
 ALL STAIRWAY, BARRIER AND HANDRAIL CONSTRUCTION IS TO BE INSTALLED AND COMPLETED IN ACCORDANCE WITH NCC 2022 VOLUME 2 PARTS 3.9.1 - STAIRWAY AND RAMP CONSTRUCTION AND 3.9.2 - BARRIERS AND HANDRAILS

BOUNDARY LINE

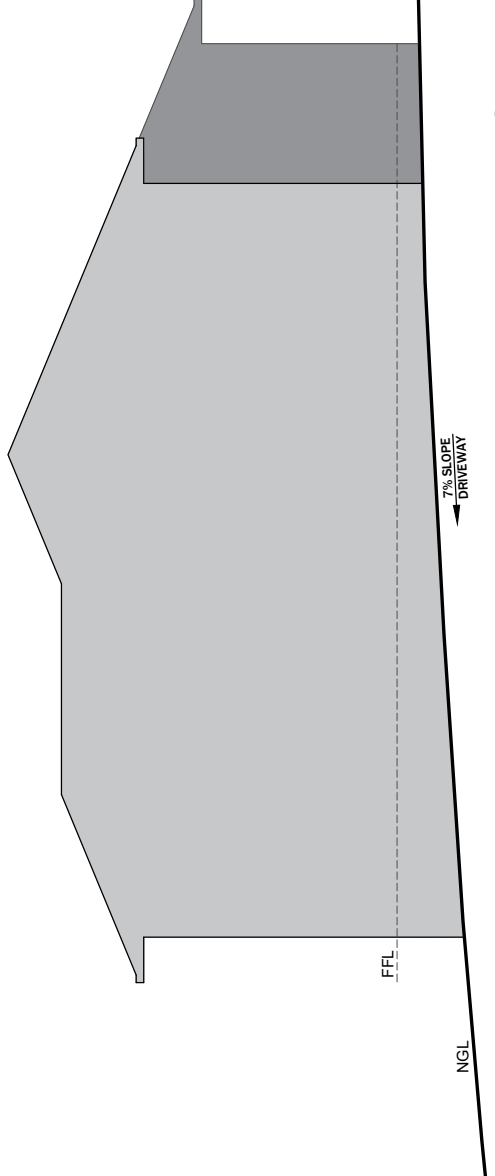


SOUTH-EAST ELEVATION

BOUNDARY LINE

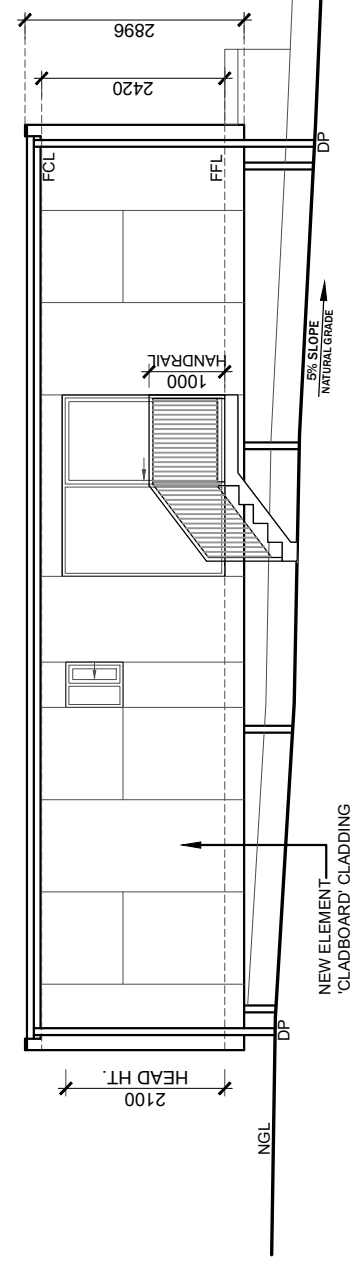


NORTH-WEST ELEVATION

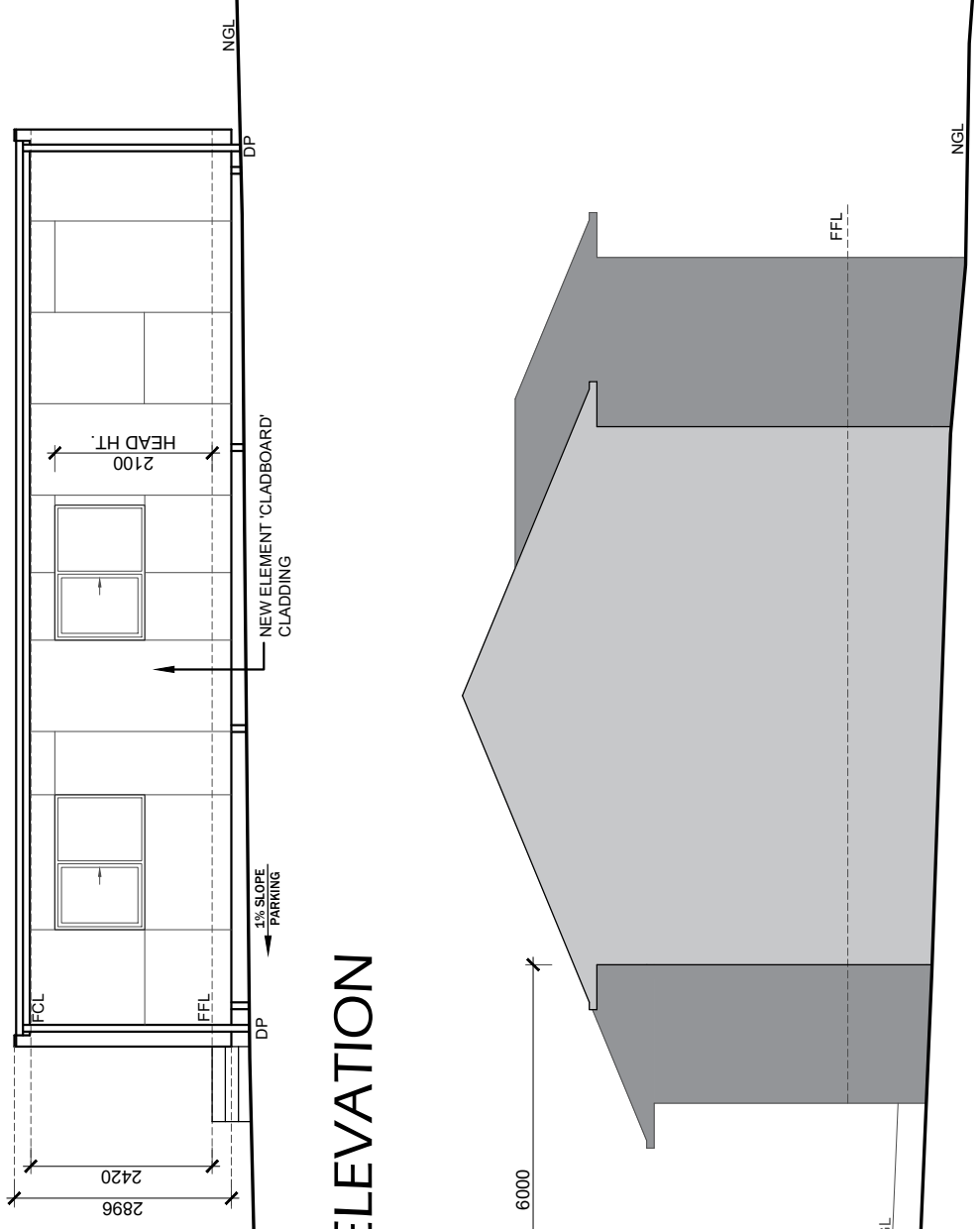


NORTH-EAST ELEVATION

6000



SOUTH-WEST ELEVATION



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ELEVATIONS	

JOB NO.	000000	SCALE	1:100	DRAWN BY	xxx	DATE	21.04.2024
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